138.0	0006	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	986,300	/	986,300
USE VALUE:	986,300	/	986,300
ASSESSED:	986,300	/	986,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JI NAN
Owner 2:	OUYANG LIAN
Owner 3:	
Street 1:	5 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROWN HOLLIS L TRUSTEE -
Owner 2:	BROWN REALTY TRUST -
Street 1:	5 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,402 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2202 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10402.000	327,400		658,900	986,300
Total Card	0.239	327,400		658,900	986,300
Total Parcel	0.239	327,400		658,900	986,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.91 | /Parcel: 447.9

Legal Description

User Acct 88844

GIS Ref

GIS Ref

Insp Date 08/14/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,400	0	10,402.	658,900	986,300	986,300	Year End Roll	12/18/2019
2019	101	FV	295,800	0	10,402.	695,500	991,300	991,300	Year End Roll	1/3/2019
2018	101	FV	295,800	0	10,402.	512,400	808,200	808,200	Year End Roll	12/20/2017
2017	101	FV	295,800	0	10,402.	490,500	786,300	786,300	Year End Roll	1/3/2017
2016	101	FV	295,800	0	10,402.	453,900	749,700	749,700	Year End	1/4/2016
2015	101	FV	249,400	0	10,402.	380,700	630,100	630,100	Year End Roll	12/11/2014
2014	101	FV	219,500	0	10,402.	371,900	591,400	591,400	Year End Roll	12/16/2013
2013	101	FV	219,500	0	10,402.	354,300	573,800	573,800		12/13/2012

!10706!

PRINT

Date	Time
12/11/20	00:59:14

LAST REV

Date	Time
05/24/16	08:36:43

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10706

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN HOLLIS L	52257-209		2/18/2009		575,000	No	No		
BROWN HOLLIS L	25832-413		11/21/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2014	1402	Redo Bat	15,430					New bathroom.
3/20/2009	152	New Wind	5,000					
3/12/2009	136	Manual	4,500					
12/12/2008	1499	Manual	6,000					repair sill damage

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2014	Meas/Inspect	PC	PHIL C
11/13/2008	Meas/Inspect	336	PATRIOT
11/14/2000	Hearing N/C	189	PATRIOT
12/30/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10402		Sq. Ft.	Site		0	90.	0.70	10									658,855						658,900	

Total AC/HA:	0.23880	Total SF/SM:	10402	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	658,855	Spl Credit		Total:	658,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28405797
Const Adj.:	0.99722344
Adj $ / SQ:	121.647
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402180
Depreciation:	74805
Depreciated Total:	327375

COMMENTS

SCUTTLE.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

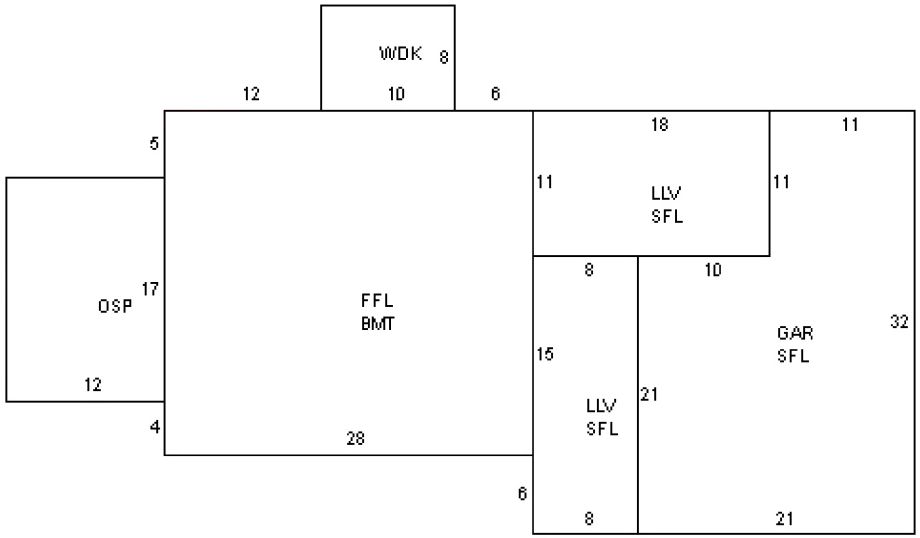
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	121.65
Special Features:	0	Val/Su Net:	91.05
Final Total:	327400	Val/Su SzAd	197.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	928	121.650	112,888
BMT	Basement	728	54.280	39,519
FFL	First Floor	728	121.650	88,559
GAR	Garage	562	19.390	10,900
LLV	Lower Level	366	54.740	20,035
OSP	Screen Porch	204	26.970	5,502
WDK	Deck	80	15.960	1,276
	Net Sketched Area:	3,596	Total:	278,679
Size Ad	1656	Gross Are	3596	FinArea 2202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc